INSPECTION REPORT



For the Property at: 4520 BURTHE ST NEW ORLEANS, LA 70118

Prepared for: JOHN BEECHEM Inspection Date: Friday, June 1, 2018 Prepared by: Beau Tanner and Matthew Del Buono



Axelrad & Associates, Home Inspections, LLC 4101 Cleveland Place Metairie, LA 70003 504-799-9401 LHI#s, #10518, #10913, #10926 & #10970, #11036 Fax: #10804, #10822, #10833, #10841,

> www.axelradhome.com taxelrad@gmail.com

Setting the Standard in General Property Inspections



January 16, 2019

Dear John Beechem,

RE: Report No. 8108, v.3 4520 Burthe St New Orleans, LA 70118

Thank you for choosing Axelrad & Associates to perform your Property Inspection. Every effort has been made to provide you with useful information concerning the safety, function, performance, and maintenance of your property.

Also included herein is the invoice as per our agreement, marked paid in full, for your files.

This inspection and report have been performed in accordance with the Standards and Practices and the Code of Ethics of the Louisiana State Board of Home Inspectors. This report exceeds those standards. This is a proprietary report for the named client only.

Please feel free to contact me with questions about the report or the property itself anytime. Our consulting service via telephone or email is available at NO COST to you for as long as you own the property.

Thank you again for allowing us to work with you and we wish you good fortune in your new venture. We sincerely hope you will see fit to recommend us to others.

The inspector(s) below completed this inspection and report and the names(s) shown constitute an electronic signature for the purposes of this report, pursuant to Louisiana law.

Sincerely,

Beau Tanner and Matthew Del Buono on behalf of Axelrad & Associates, Home Inspections, LLC

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INVOICE

January 16, 2019

Client: John Beechem

Report No. 8108, v.3 For inspection at: 4520 Burthe St New Orleans, LA 70118 on: Friday, June 1, 2018

Single Family Home 3,000 - 3,499 gross square feet		\$520.00
Raised Foundation Systems		\$65.00
Multple HVAC units, water heaters, kitchens or other special equipment	al	\$60.00
State of Louisiana Board of Home Inspectors required filing	j fee	\$5.00
	Total	\$650.00

PAID IN FULL - THANK YOU!

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SUMM 4520 Burth	ARY ne St, New C	orleans, LA	June 1, 201	8				Report No www.axelr	. 8108, v.3 adhome.com
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	рнотоз	SITE INFO	APPENDIX	REFERENCE					

The Summary below is used to list the most significant items that may require some cost, time or effort to remediate, repair, need immediate attention or that present possible safety issues. Minor repairs, items that should be monitored, cosmetic and regular maintenance items are NOT listed in the Summary below but can be found in the report under their appropriate heading. Placement in the summary is subjective but based on our experience. Some issues important to you may not be in the summary. The information in the ENTIRE report will provide you with the knowledge to make informed decisions about your property purchase.

The entire report includes all of the text and reference material. The reference material includes the Web Links for more information or related articles. They are only available on the Internet version of the report. All links are in BLUE and are "clickable" when access to the internet is provided.

Please note that all directional references (left, right, front, back) are from the street/front view, facing of the property.

VIDEO - AXELRAD & ASSOCIATES - WHAT WE DO

Roofing

<u>General</u>

All roofs should have regular inspections and general maintenance. Roofs, even newer ones, may leak at any time or develop damaged areas. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. These areas should be evaluated regularly and repaired as needed. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. Mechanical damage can occur from high winds, tree branches or hail. We recommend a roof inspection and maintenance after the first 5 years and about every 3-5 years thereafter to minimize the risk of leakage and to maximize the life of roofs. This includes renewal of sealant at all flashings and roof penetrations.

Task: Separate roofing inspection recommended

SLOPED ROOFING \ Asphalt shingles

Condition: • Leak Daylight was visible through a small hole by a section of rotten sheathing in the attic. Location: Right Roof Slope Task: Repair

Condition: • <u>Slope too low</u>

The right kitchen section of the roof had a low slope and was installed with asphalt shingles. Shingles should not be installed on a roof surface with a 2 and 12 slope or less. No evidence of any issues or leakage was observed during the inspection.

Location: Kitchen Task: Further Evaluation

FLAT ROOFING \ Modified bitumen

Condition: • Old, worn out Location: Rear Left Flat Roof Task: Replacement recommended

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4520 Burthe St, New Orleans, LA June 1, 2018

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INTERIOR

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	
RELATIVE EL	рнотоз	SITE INFO	APPENDIX	REFERENCE					

Exterior

WALLS \ Trim

Condition:
 Insect damage Unable to determine extent of damage or if active insects were present. Location: Front Right Side Exterior Task: Further evaluation recommended in conjunction with other structural repairs

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Roofing material used as balcony flooring. End of its useful life. Location: Front Balcony Task: Replace

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Fall hazard Agent stated stairs were unsafe to access. Location: Rear Exterior Task: Verify. Correct/Replace as needed

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing

Missing handrail or guardrail. Railings should be provided wherever there is a danger of falling, or when the deck, porch or balcony is more than 30 inches off the ground. Railings should be sturdy enough to resist a person's weight and spindles spaced no more than 4". Railings should be high enough to provide adequate protection; 36 inches is common. Location: Front Porch Task: Install for safety

LANDSCAPING \ General

Condition: • Trees or shrubs too close to building

Trees and branches overhang or touch roof and prevent proper drying, increases the chance of moisture damage. Branches can also damage siding and provide an access point for pests.

Trimming all trees around the property will decrease moisture and allow the structure and grounds to dry more effectively. Branches over a roof can cause mechanical damage from scrapping or falling.

Location: Throughout Exterior

Task: Trim back trees from over roof and walls.

GARAGE \ General

Condition: • Disrepair Garage was in a state of overall disrepair. Location: Rear Garage Task: Repair or replace.

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RELATIVE EL	рнотоз	SITE INFO	APPENDIX	REFERENCE						
Structur	e									
FLOORS \ Condition Location: Task: Repa	Columns o • Damage Middle Craw air or replace	r piers I Space 9.								
Condition Location: Task: Repa	: • Cracked Front Left Cr air	awlspace								
Condition Piers are s structural in Location: Task: Mon	• <u>Mortar de</u> howing signs ntegrity. Various Crav itor. Re-poir	<u>terioration</u> s of mortar d vlspace it or encaps	eterioration. ulate piers wl	This should t here needed	be monitored to prevent fu	d and correc	tive action tak oration	en to mainta	ain	
FLOORS \ Condition A sill in the Location: Task: Furth	Sills • Improper basement a Basement her Evaluatio	repair ppears to ha on. Correct a	ave been rep s needed	laced with a j	oist instead	of another s	ill.			
Condition Approxima Location: Task: Rep	: • <u>Rot or ins</u> tely 18 feet o Basement lace.	ect damage of sill needs	to be replace	d in basemei	nt.					
FLOORS \ Condition Location: Task: Rep	Joists • Rot, insec Right Side M air or replace	<u>ct or fire dan</u> liddle Crawl e.	<u>nage</u> Space Arour	nd Fireplace I	Base					
WALLS \ W Condition A number of damage. Location: Task: Verif	Vood frame • Insect dat of wall studs Basement fy. Replace a	walls mage appeared to as needed	be structura	lly damaged.	Unable to o	determine e	xtent of dama	ge. Possible	e hidden	
Condition Framing ar Location: Task: Verit	• Insect dat ound gable v Rear Attic y. Repair/Re	mage /ent damage eplace	ed. Insulation	n and flooring	l limited visib	oility. Unable	to determine	extent of da	amage.	
ROOF FR/	AMING \ Raf	ters/trusse	<u>5</u>							

Condition: • Insect damage

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Location: Left Middle Attic (at valley jack rafter) Task: Repair

ROOF FRAMING \ Sheathing

Condition: • Insect damage Location: Rear Left Attic Task: Repair

Condition: • Rot Location: Left Middle Attic Task: Replace

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • <u>No Arc Fault Circuit Interrupter</u> Location: Rear Right Corner Exterior Wall Task: Consider upgrading to current standards

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Outdated

The recommendations for owners with active knob-and-tube wiring is as follows:

1. Although not advised, if any of the knob-and-tube is to be kept, have the system evaluated by a licensed electrical contractor to confirm that it is safe, installed correctly and without unsafe modifications. Confirm that this will be acceptable to your insurance carrier.

2. Until updates or repairs are completed, do not run an excessive amount of appliances in the home as this can be a fire hazard.

3. Any knob-and-tube active in kitchens, baths, laundry or outside should be replaced. Ungrounded systems in these areas is a safety concern.

4. Remove all flammable insulation or other materials from around the system to reduce fire hazard.

5. Secure an estimate of cost of removal and replacement from a licensed electrical contractor. This can vary greatly depending on the extent of the system, the type of structure and the new installation size and requirements. Most insurance companies will no longer cover properties with active knob and tube wiring.

Location: Active found in crawlspace and attic (Some may be concealed)

Task: Replacement of all knob and tube wiring with current system standards.

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Damaged or corroded conduit **Location**: Rear Right Corner Exterior Wall **Task**: Replace.

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing

Cover missing on junction box(s), exposed, live wiring. Electrical connections should be in closed junction boxes. **Location**: Throughout Garage

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Task: Correct.

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ground needed for 3-slot outlet

Ungrounded 3 slot outlet(s) found. The grounding of electrical outlets became standard after about 1960. The ground wire normally conducts no electricity, but serves as a path for stray current, in case something goes wrong with the appliance or receptacle. The ground wire provides a safe path for the electricity and prevents electrical shock. Three slot receptacles are sometimes installed in ungrounded situations in order to plug in appliances with three prongs, but this can be dangerous and misleading. Adapters should not be used in two slot outlets. Three slot receptacles should always be grounded. There are several options to correct this issue.

Location: Various Interior

Task: Correct. Discuss options with your electrician.

Condition: • Broken pin or blade in slots Location: First Floor Hall By Rear Door Task: Replace.

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Location: First Floor Bathrooms Task: Recommend upgrading to current standard

DISTRIBUTION SYSTEM \ Switches

Condition: • Opening in switch Location: First Floor Front Left Bedroom Task: Correct.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Appear to be more than 10 years old, recommend replacement.

Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement.

Implication(s): Smoke detector failure or malfunction - safety issue Location: Throughout Task: Replace.

Heating

<u>General</u>

• <u>Heating system should be serviced and evaluated to establish a baseline and then annually by a licensed HVAC</u> contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life. This should be done in conjunction with the cooling system, each prior to the appropriate season, annually. **Task**: Service and evaluate system now due to age and lack of maintenance records.

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GAS FURNACE \ Venting system

Condition: • Recommended termination point for gas furnace vent

Terminate vent pipe to current standards.

Location: Left Side Exterior Wall

Task: Correct.

SPACE HEATER \ Room heater

Condition: • <u>Unvented</u>

Older unvented gas heaters are inherently dangerous with little safety features. They can cause carbon monoxide poisoning or release gas accidentally, and can be a fire hazard. They should never be used in a bedroom or bathroom. They should either be removed or the gas supply capped to each unit. Even the newer ventless gas heaters, although they have some safety features, can fail and be dangerous (Read warning labels). We recommend removal of either type and implementation of a safer heating method.

Task: Removal or disabling is recommended.

FIREPLACE \ Firebox

Condition: • Inappropriate materials
Tile and brick in fireplace did not appear to be the correct material.
Location: First Floor Living Room
Task: Verify. Replace as needed.

Cooling & Heat Pump

AIR CONDITIONING \ General

Condition: • <u>Service Air Conditioning system to establish a baseline and schedule annual maintenance by licensed</u> HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life. This should be done in conjunction with the heating system, each prior to the appropriate season, annually. Test both furnace and ac during pre-closing walk-thru to ensure function. **Task**: Service and evaluate system now due to age and lack of maintenance records.

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

International Comfort unit is approximately 13 years old and nearing the end of its typical life expectancy. Location: Right Side Exterior Task: Budget for replacement

Condition: • Old Inter City unit is approximately 23 years old and is past its typical life expectancy. Unit ran when tested. Location: Right Side Exterior Wall Task: Budget for replacement

AIR CONDITIONING \ Air cooled condenser coil

Condition: • <u>Damage</u> Unable to determine extent of damage. Location: Right Side Exterior

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RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE					
Task: Inclu	ide in recom	mended ser	vice						
AIR COND Condition Location: Task: Rep	• ITIONING \ : • Water in Crawlspace air	<u>Condensate</u> pan	<u>e system</u>						
		Condensate	<u>e drain line</u>						
Condition	• Line not i	insulated							
Location:	ould be inst Attic	liated to it's t	ermination p	oint in the wa	iste system d	or to the exte	erior of the bu	liiding.	
Task: Corr	ect								
Condition	• Improper	<u>discharge p</u>	<u>oint</u>						
Location:	Right Side E	Exterior Wall							
Task: Corr	ect.								
AIR COND	ITIONING \	Ducts, regis	sters and gr	<u>illes</u>					
Location:	Attic Next to	Unit							
Task: Corr	ect.								
Insulatio	on and V	entilation							
ATTIC/RO	OF \ Power	vent							
Condition	• Inoperati	ve							
Unable to a	determine ca Attic	ause.							
Task: Rep	air or replace	е.							
Plumbir	ıg								
SUPPLY P		Water serv	<u>ice pipe</u>						
Condition	• Low pres	sure	alv lines form	d					
Location:	Throughout	vanized supp	ory lines toun	u.					
Task: Furtl	ner evaluatio	on recommer	nded.						

SUPPLY PLUMBING \ Supply piping in building

Condition: • Galvanized steel

Some amount of galvanized supply lines noted. This piping is over 50 years old since it has not been in use for major work since the early 1960's. This is near the end of its expected useful life. The age is difficult to gauge based on exterior condition as galvanized pipes tend to corrode from the inside-out. Significant corrosion inside the piping can reduce water pressure as well as lead to pinhole leaks, especially around the threaded connections. Corrosion at the joints also indicates the end of useful life. When leaks become prevalent or decreased water pressure is noted, it may be time to replace the galvanized supply lines with copper or PEX. Upgrades should be referred to a licensed plumbing contractor

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for a complete evaluation and written estimates of work needed.

It should be noted that decreased water pressure or even complete stoppage of individual lines can occur suddenly when inside corrosion loosens.

Location: Crawlspace (Some may be concealed)

Task: Monitor or replace. When issues arise, replacement will be necessary.

Condition: • Rust

Location: Basement Galvanized Supply Line Task: Repair

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

Condition:
• Combustion air calculations for various appliances

LINK above for all calculations - General rule of thumb is 1 square inch of free, unrestricted vent air for every 1000 BTU of equipment.

Condition: • Inadequate combustion air

The gas water heater is located in an enclosed area with minimal or no ventilation. Location: First Floor Hall Closet and Second Floor Kitchen Task: Add vent to door or similar solution to provide adequate combustion air.

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Termination point too low This is improper and unsafe. Gas exhaust vent generally should be 2 feet higher than anything within a 10 foot radius. This is typical for type B and L vent pipe installations. Implication(s): Equipment not operating properly | Hazardous combustion products entering building | Increased fire hazard, life safety issue Location: Left Side Exterior Task: Repair/replace/correct Time: Immediate

WASTE PLUMBING \ Drain piping - performance

Condition: • Leak Location: Throughout Crawl Space Task: Repair or replace.

Condition: • Rust

All of the cast iron drain lines in the crawlspace were excessively rusted, and appear to be at the end of their life. Location: Throughout Crawl Space Task: Replacement recommended. Further Evalaution

WASTE PLUMBING \ Sump pump

Condition: • Possible sump pump issue. Unable to determine cause of water pooling. **Location**: Basement **Task**: Further evaluation recommended.

FIXTURES AND FAUCETS \ Faucet

Condition: • Weak pressure or flow

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Location: Second Floor Kitchen and Bathroom Fixtures **Task**: Further Investigation. Repair

Interior

WINDOWS \ General

Condition: • Prior water damage. Appeared to be inactive. Also appeared to be related damage note above window on exterior.

Location: First Floor Front Bedroom Task: Possibility of hidden mold growth - See Appendix

CARPENTRY \ Cabinets

Condition: • Surface mold. Location: First Floor Front Bathroom Task: Remove. Possibility of hidden mold growth - See Appendix

Relative Elevation (Level)

<u>General</u>

• Differential of 5" or more

The differential found is generally considered above average or excessive for a property of this age, construction type, and location. it is mostly due to settlement, usually associated with age, but some structural issues may be a contributing factor (See structural recommendations of this report). Repair any structural issues. Further investigation by a structural engineer or structural contractor is suggested.

OVERALL RATING:

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison of similar properties in the area:

Below Average ____ Below Average/Average _X_ Average___ Average/Above Average ____ Above Average ____

Comments: This is a duplex, located in the Uptown neighborhood of New Orleans, LA. The property has considerable deferred maintenance and is in average to below average condition for its age, construction type, and location. It has not been upgraded significantly in the recent past. Some building components and systems are in reasonably good working order or serviceable, but some are not. There is an above average amount of repairs, upgrades and maintenance recommended for a property of this type and age.

Where no recommendation or other statement is made regarding a specific system or item, it appeared to be and was considered functioning in a satisfactory manner at the time of the inspection. This inspection and report are subject to the inherent limitations of a visual, non-invasive procedure that is not technically exhaustive.

Cost estimates on recommended repairs, replacements or maintenance items are beyond the scope of home inspections, and recommended repairs or recommended further evaluations or verifications should be done by a licensed

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tradesman or licensed contractor in the appropriate field. As a general cost reference, you may wish to refer to the general guidelines provided in the link below. The Reference Library Page in the Appendix has links to all of the individual chapters of the complete book, "The Home Reference Book" and can be a valuable resource for additional information on home maintenance and repairs. This is the end of the Introduction and Summary section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

General Guidelines for Repair Costs

ROOFIN

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Recommendations and Observations

General

• All roofs should have regular inspections and general maintenance. Roofs, even newer ones, may leak at any time or develop damaged areas. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. These areas should be evaluated regularly and repaired as needed. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. Mechanical damage can occur from high winds, tree branches or hail. We recommend a roof inspection and maintenance after the first 5 years and about every 3-5 years thereafter to minimize the risk of leakage and to maximize the life of roofs. This includes renewal of sealant at all flashings and roof penetrations.

Task: Separate roofing inspection recommended

SLOPED ROOFING \ Asphalt shingles

Condition: • Leak

Daylight was visible through a small hole by a section of rotten sheathing in the attic.

Location: Right Roof Slope

Task: Repair



Leak

Condition: • Slope too low

The right kitchen section of the roof had a low slope and was installed with asphalt shingles. Shingles should not be installed on a roof surface with a 2 and 12 slope or less. No evidence of any issues or leakage was observed during the inspection.

Location: Kitchen

Task: Further Evaluation

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Slope too low

FLAT ROOFING \ Modified bitumen

Condition: • Old, worn out Location: Rear Left Flat Roof Task: Replacement recommended



Old, worn out



Old, worn out

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Description and Inventory

General: • General View of the Roof System - Reference Photos



General View of the Roof System - Reference...



General View of the Roof System - Reference ...



General View of the Roof System - Reference...



General View of the Roof System - Reference...

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General View of the Roof System - Reference...



General View of the Roof System - Reference...



General View of the Roof System - Reference...

Note: These are dimensional shingles have a shadow near the top of the exposure to give them added depth and definition. They are generally higher quality and have a longer life than standard three-tab asphalt shingles. Asphalt shingles are made up of a base material, usually fiberglass mat (sometimes organic felt), an asphalt body or coating, and ceramic coated mineral surfacing granules. The base is the structure of the shingle and gives it strength. The asphalt coating provides the shingle with the ability to resist weathering and to remain stable at various temperatures. The granules protect the asphalt from ultraviolet rays, provide color, add needed weight and some additional fire resistance. These shingles have self-sealing strips just above the nail line and usually referred to as "seal tab" shingles. With proper maintenance and no adverse conditions, the normal life expectancy of a architectural asphalt shingle roof is 25-35 years, depending on the quality of the shingle, the manufacturer and the workmanship of the installation. Proper attic ventilation will also add to the life of an asphalt roof.

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REFERENCE

Flat roofing material:

RELATIVE EL

Modified bitumen membrane

This roof is a polymer-modified asphalt bonded to fiberglass to form sheets of roofing membrane. Typically torched on or mopped into the roof and UV protected by granules, foil or paint. 36" sheets with a 3" overlap. Modified bitumen has been popular since the early 1980's as an alternative to built-up flat roofs. Visual inspection cannot determine if 1 or 2 plys or membrane type . Reasonable expected lifespan is 15-20 years. To extend life, partial repairs and maintenance are often done instead of total replacement.

Approximate age: • Unable to determine

Typical life expectancy: • 25-30 years

Limitations and Inspection Methods

SITE INFO

APPENDIX

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From the attic to view the underside and structure, decking • By walking on lower roof • Spectoscope from ground



Condition: • Connections loose Location: Left Side Exterior Task: Repair or replace.



Connections loose

Condition: • Discharge onto roofs Location: Rear Left Flat Roof

Connections loose

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Task: Correct





Discharge onto roofs

Condition: • <u>Missing</u> Location: Front Exterior Task: Provide or install.

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Missing

Missing

WALLS \ Trim

Condition:
 Insect damage

Unable to determine extent of damage or if active insects were present.

Location: Front Right Side Exterior

Task: Further evaluation recommended in conjunction with other structural repairs





Insect damage

Insect damage

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Insect damage

Rot

. . ..

Insect damage

WALLS \ Wood siding

Condition: • <u>Moisture damage, cracks/openings in exterior wood, peeling paint, and general or isolated disrepair.</u> Moisture intrusion has caused or may cause some exterior wood surfaces to rot. Exterior wood issues should be addressed before further material deterioration occurs.

Location: Various exterior wood siding or wood trim

Task: Repair or replace damaged wood and paint or seal to protect from moisture intrusion.

Time: General maintenance





Rot

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Water Damage/Loose



Rot/Peeling Paint



Rot



Rot

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Rot

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

Condition: • Staining Location: Various Exterior Wall Task: Clean.



Staining



Staining

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Staining

Condition: • Stucco Damage: Cracking, water damage, and other general disrepair was noted to the stucco in various areas. Further evaluation and proper repairs are recommended.

Location: Various Exterior Task: Repair or replace



Stucco Damage: Cracking, water damage, and ...



Stucco Damage: Cracking, water damage, and...

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Stucco Damage: Cracking, water damage, and ...

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • <u>Cracked</u> Location: Front Balcony French Doors Task: Replace



Stucco Damage: Cracking, water damage, and...



Cracked

EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • <u>Torn or holes</u> Location: Rear Exterior Task: Replace.

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Torn or holes

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Roofing material used as balcony flooring. End of its useful life. Location: Front Balcony Task: Replace







Aged, worn out

Flat roofing material

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Fall hazardAgent stated stairs were unsafe to access.Location: Rear ExteriorTask: Verify. Correct/Replace as needed

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Fall hazard

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing

Missing handrail or guardrail. Railings should be provided wherever there is a danger of falling, or when the deck, porch or balcony is more than 30 inches off the ground. Railings should be sturdy enough to resist a person's weight and spindles spaced no more than 4". Railings should be high enough to provide adequate protection; 36 inches is common. Location: Front Porch

Task: Install for safety



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Missing

Missing

LANDSCAPING \ General

Condition: • Trees or shrubs too close to building

Trees and branches overhang or touch roof and prevent proper drying, increases the chance of moisture damage. Branches can also damage siding and provide an access point for pests.

Trimming all trees around the property will decrease moisture and allow the structure and grounds to dry more effectively. Branches over a roof can cause mechanical damage from scrapping or falling.

Location: Throughout Exterior

Task: Trim back trees from over roof and walls.



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Trees or shrubs too close to building



Trees or shrubs too close to building

LANDSCAPING \ Fence

Condition: • Gate - adjustment needed **Location**: Rear Left Side Exterior **Task**: Improve. Adjust.



Gate - adjustment needed

Gate - adjustment needed

GARAGE \ General Condition: • Disrepair Garage was in a state of overall disrepair. Location: Rear Garage Task: Repair or replace.

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Disrepair



Disrepair



Disrepair

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Disrepair

Description and Inventory

Gutter & downspout material: • <u>Aluminum</u>

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • <u>Below grade</u> • <u>Above grade</u>

Lot slope: • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood • Vinyl

Wall surfaces and trim: • Stucco

Driveway:
 Concrete

Walkway: • Brick

Walkway: • Concrete • Gravel

Porch:
 Concrete

Porch: • Wood

Exterior steps: • Exterior metal stairs

Exterior steps: • Concrete

Balcony: • Wood • Metal railings

Patio: • Pavers

Fence: • Wood

Garage:
 Detached

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Limitations and Inspection Methods

General: • General Limitation Photo's





Stairs

Garage

No or limited access to: • Rear of Garage • Agent stated that exterior back stairs were unsafe to access.

Exterior inspected from: • Ground level

STRUCTURE

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Recommendations and Observations

FLOORS \ Columns or piers

Condition: • Damage Location: Middle Crawl Space Task: Repair or replace.





Damage

Damage

Condition: • Cracked Location: Front Left Crawlspace Task: Repair

Condition: • Mortar deterioration





Cracked

Cracked

Piers are showing signs of mortar deterioration. This should be monitored and corrective action taken to maintain structural integrity.

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Location: Various Crawlspace

Task: Monitor. Re-point or encapsulate piers where needed to prevent further deterioration



Mortar deterioration

FLOORS \ Sills

Condition:
 Improper repair

A sill in the basement appears to have been replaced with a joist instead of another sill. **Location**: Basement

Task: Further Evaluation. Correct as needed



Improper repair

Condition: • <u>Rot or insect damage</u> Approximately 18 feet of sill needs to be replaced in basement. Location: Basement Task: Replace.
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Rot or insect damage

Rot or insect damage

FLOORS \ Joists

Condition: • Rot, insect or fire damage Location: Right Side Middle Crawl Space Around Fireplace Base Task: Repair or replace.



Rot, insect or fire damage

WALLS \ Wood frame walls

Condition: • Insect damage

A number of wall studs appeared to be structurally damaged. Unable to determine extent of damage. Possible hidden damage.

Location: Basement Task: Verify. Replace as needed



Rot, insect or fire damage

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Insect damage

Insect damage

Condition: • Insect damage

Framing around gable vent damaged. Insulation and flooring limited visibility. Unable to determine extent of damage. **Location**: Rear Attic

Task: Verify. Repair/Replace



Insect damage

ROOF FRAMING \ Rafters/trusses Condition: • Insect damage Location: Left Middle Attic (at valley jack rafter) Task: Repair



Insect damage

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Insect damage

ROOF FRAMING \ Sheathing

Condition: • Insect damage Location: Rear Left Attic Task: Repair



Insect damage

Condition: • Rot Location: Left Middle Attic Task: Replace

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Rot

Description and Inventory

General: • General View of the Structural Systems - Reference Photos



Roof Sheathing

Configuration: • Brick pier, wood beam, and joists.

Configuration: • Piers

Foundation material: • Brick

Floor construction: • Joists • Wood beams • Subfloor - plank

Exterior wall construction:
• <u>Wood frame</u>

Roof and ceiling framing:

<u>Rafters/roof joists</u>



Subfloor

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Plank sheathing



Plank sheathing

Limitations and Inspection Methods

General: • Termite Inspections, treatment if necessary, and ongoing contracts are always recommended. *Note:* The structure should be examined by a termite inspection company. This is beyond the scope of a general home inspection. The presence of active insects is also beyond scope. There is the possibility of hidden insect damage in all buildings.

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • Flooring over ceiling joists limited visibility • Inspected and accessed attic by pull down stairway. • Radiant barrier limited the inspection of the roof sheathing • HVAC duct limited the inspection. • Blown in insulation limited the inspection of the framing.

Attic/roof space: • Entered but access was limited

Crawlspace: • HVAC duct limited the inspection of the crawlspace • Plumbing limited the inspection

Crawlspace: • Entered but access was limited

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Recommendations and Observations

<u>General</u>

• All readily accessible three slot outlets were tested for proper function, polarity and ground. All readily available switches tested for function. All tested OK, unless noted otherwise. A representative number of two slot, ungrounded outlets were tested for function only, if present. Two slot outlets are not grounded.

RECOMMENDATIONS \ Overview

Condition: • It is recommended that an electrical contractor be engaged to provide a more in-depth evaluation of the electrical system, as well as providing cost estimates to correct defects and to install recommended upgrades. See specific issues listed below.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Loose panel cover. Screws missing. **Location**: Rear Right Corner Exterior Wall **Task**: Provide or install.



Loose panel cover. Screws missing.

Condition: • <u>Circuits not labeled</u> Location: Rear Right Corner Exterior Wall Task: Clean.

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Circuits not labeled

Condition: • <u>No Arc Fault Circuit Interrupter</u> Location: Rear Right Corner Exterior Wall Task: Consider upgrading to current standards



No Arc Fault Circuit Interrupter



Circuits not labeled



No Arc Fault Circuit Interrupter

SERVICE BOX, GROUNDING AND PANEL \ Panel wires Condition: • Old Wiring Older cloth-sheathed wiring was noted in the panel or distribution system. Potential insurance issue. Location: Throughout Task: Information only

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Old Wiring



Old Wiring

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Outdated

The recommendations for owners with active knob-and-tube wiring is as follows:

1. Although not advised, if any of the knob-and-tube is to be kept, have the system evaluated by a licensed electrical contractor to confirm that it is safe, installed correctly and without unsafe modifications. Confirm that this will be acceptable to your insurance carrier.

2. Until updates or repairs are completed, do not run an excessive amount of appliances in the home as this can be a fire hazard.

3. Any knob-and-tube active in kitchens, baths, laundry or outside should be replaced. Ungrounded systems in these areas is a safety concern.

4. Remove all flammable insulation or other materials from around the system to reduce fire hazard.

5. Secure an estimate of cost of removal and replacement from a licensed electrical contractor. This can vary greatly depending on the extent of the system, the type of structure and the new installation size and requirements. Most insurance companies will no longer cover properties with active knob and tube wiring.

Location: Active found in crawlspace and attic (Some may be concealed)

Task: Replacement of all knob and tube wiring with current system standards.

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Copper - knob and tube

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Open conduit, exposed wiring Location: Right Side Exterior Wall Task: Correct.



Copper - knob and tube



Open conduit, exposed wiring

Condition: • Damaged or corroded conduit **Location**: Rear Right Corner Exterior Wall **Task**: Replace.



Open conduit, exposed wiring

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PLUMBING

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Damaged or corroded conduit

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing

Cover missing on junction box(s), exposed, live wiring. Electrical connections should be in closed junction boxes. **Location**: Throughout Garage

Task: Correct.

Cost: Minor



Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ground needed for 3-slot outlet

Ungrounded 3 slot outlet(s) found. The grounding of electrical outlets became standard after about 1960. The ground wire normally conducts no electricity, but serves as a path for stray current, in case something goes wrong with the appliance or receptacle. The ground wire provides a safe path for the electricity and prevents electrical shock. Three slot receptacles are sometimes installed in ungrounded situations in order to plug in appliances with three prongs, but this can be dangerous and misleading. Adapters should not be used in two slot outlets. Three slot receptacles should

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Damaged or corroded conduit

Cover loose or missing

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always be grounded. There are several options to correct this issue.

Location: Various Interior

Task: Correct. Discuss options with your electrician.



Ground needed for 3-slot outlet



Ground needed for 3-slot outlet

Condition: • Broken pin or blade in slots Location: First Floor Hall By Rear Door Task: Replace.



Ground needed for 3-slot outlet



Ground needed for 3-slot outlet

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Broken pin or blade in slots



Broken pin or blade in slots

Condition: • <u>GFCI/GFI needed (Ground Fault Circuit Interrupter)</u> Location: First Floor Bathrooms Task: Recommend upgrading to current standard



GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Switches

Condition: • Opening in switch Location: First Floor Front Left Bedroom Task: Correct.

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Opening

DISTRIBUTION SYSTEM \ Cover plates

Condition: • <u>Missing</u> Location: Various Task: Provide or install.



Missing

DISTRIBUTION SYSTEM \ Lights

Condition: • Inoperative Location: Various Task: Replace Bulbs and test. Verify. Correct as needed.



Missing

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Inoperative

Condition: • Missing Location: Second Floor Stairway Task: Install

Inoperative



Missing

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Appear to be more than 10 years old, recommend replacement.

Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement.

Implication(s): Smoke detector failure or malfunction - safety issue

Location: Throughout

Task: Replace.

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Appear to be more than 10 years old,...

Description and Inventory

General: • General View of the Electrical System - Reference Photos



General View of the Electrical System - ...



General View of the Electrical System -...

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UMBING

ELECTRICAL

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General View of the Electrical System -...

General View of the Electrical System -...

Service entrance cable and location: • Overhead copper

Service size:

<u>100 Amps (240 Volts)</u>

Combination panel (see below)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location: • Breakers - exterior wall

System grounding material and type: • Not visible

Distribution panel type and location: • Breakers - right side exterior wall

Distribution panel rating:

• <u>100 Amps</u>

There is no stand-alone service box, but a combination panel (also called a service panel) that incorporates the main disconnect (main breaker) with the distribution panel and all its branch circuits and circuit breakers. This is an acceptable and common wiring method.

Distribution wire material and type:

- <u>Copper non-metallic sheathed</u>
- <u>Copper knob and tube</u>

The home has a some amount of active knob and tube type wiring. This wiring was an early standardized method, common in buildings prior to 1930's and used in some cases beyond that period. In past years, this wiring was often not completely removed during upgrades and simply tied into modern wiring. Currently, most insurance companies will not cover homes with any amount of knob and tube wiring or require significantly higher premiums. The system is considered obsolete and can be a safety hazard in many cases.

While not inherently dangerous when installed, the hazards arise from it's age, improper modifications, and the addition of building insulation around the wires. It has no ground wire and thus cannot service any three pronged appliances. The wiring insulation can become deteriorated and is also susceptible to damage by rodents. Altering the installation in an attempt to match modern needs is extremely common.

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Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI defined

Note: Special devices to shut the power off. If there is only a small flaw in the circuit, electricity may be flowing to a dangerous spot, but not enough flowing to trip a breaker. Potentially fatal current can flow through a person to ground. This is an electrical shock hazard. A ground fault circuit interrupter prevents this from happening by shutting off the circuit. Current standards require GFCI protection on all outdoor and bath outlets and kitchen countertops and within six feet of any sink. (Also garages, attic, pools and whirlpools)



Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • AFCI defined

Note: AFCIs are devices that help protect against fires by detecting arc faults, an electrical problem that occurs when electricity moves from a conductor across an insulator to another conductor. Arc faults are common where electrical cords are damaged, or outlets are not properly installed.

GFCIs are designed to prevent electrical shock, AFCIs to prevent fires.

Since 2001, AFCIs have been required on circuits that serve outlets in bedrooms (new work).





Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • <u>GFCI - bathroom</u> • <u>GFCI - exterior</u> • <u>GFCI - kitchen</u> • No AFCI

Smoke alarms (detectors): • Present

Limitations and Inspection Methods

General: • The fire alarm and security system were not tested. This is beyond scope of this inspection. This should be done by a fire/alarm system company only.

General: • The smoke detectors were not tested during the inspection nor was the age determined. This is beyond the scope of a home inspection.

General: • The AFCI breakers in panel were not tested.

Inspection limited/prevented by: • Concealed wiring

System ground: • Not found • Continuity not verified • Quality of ground not determined

Circuit labels: • Circuits were only partially labeled at the panel • Circuit size requirements and number of outlets, fixtures per circuit not verified (beyond scope)

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

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HEATING

4520 Burthe St, New Orleans, LA June 1, 2018

HEATING

STRUCTURE

APPENDIX

		www.axelr	adhome.com
COOLING	INSULATION	PLUMBING	INTERIOR

Recommendations and Observations

SITE INFO

General

RELATIVE EL

Heating system should be serviced and evaluated to establish a baseline and then annually by a licensed HVAC

contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life. This should be done in conjunction with the cooling system, each prior to the appropriate season, annually. Task: Service and evaluate system now due to age and lack of maintenance records.

REFERENCE

GAS FURNACE \ Life expectancy

ROOFING

PHOTOS

Condition: • Life expectancy - NAHB Study (Link)

According to a 2007 study done by the National Home Builders Association, "Heating, ventilation, and air conditioning systems require proper and regular maintenance in order to work efficiently, but even in the best case scenarios most components of such systems only

last 15 to 25 years. Furnaces on average last 15-20 years, with gas lasting slightly longer than electric and air conditioning units 10-15 years."

While this represents only a national average, it does provide some reasonable expectations and can be used for planning purposes

GAS FURNACE \ Venting system

Condition: • Recommended termination point for gas furnace vent Terminate vent pipe to current standards.

Location: Left Side Exterior Wall

Task: Correct.



Improper Termination

SPACE HEATER \ Room heater

Condition: • Unvented

Older unvented gas heaters are inherently dangerous with little safety features. They can cause carbon monoxide poisoning or release gas accidentally, and can be a fire hazard. They should never be used in a bedroom or bathroom. They should either be removed or the gas supply capped to each unit. Even the newer ventless gas heaters, although they have some safety features, can fail and be dangerous (Read warning labels). We recommend removal of either type and implementation of a safer heating method.

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HEATI	NG							Report No	. 8108, v.3
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REI ATIVE EI	PHOTOS	SITE INFO		REFERENCE					

Task: Removal or disabling is recommended.

FIREPLACE \ Firebox

Condition: • Inappropriate materials

Tile and brick in fireplace did not appear to be the correct material.

Location: First Floor Living Room

Task: Verify. Replace as needed.



Inappropriate materials

Description and Inventory

General: • The furnace is located in the crawlspace.

General: • The furnace is located in the attic.

General: • General View of Heating System - Reference Photos



Fireplace



Inter City (Attic Unit)

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HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE					

System type: • Furnace • Space heaters
Fuel/energy source: • Gas
Furnace manufacturer: International Comfort Products Note: Crawlspace- Manufactured in 2005. 75,000 BTUs Model number: N8MPN075F16A1 Serial number: A051002502
Furnace manufacturer: • Inter-city products Note: Attic Unit: 1995, 100,000 BTU Model number: NTC5100BJC1 Serial number: L953220605
Heat distribution: • Ducts and registers
Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years
Main fuel shut off at: • Gas line into the heating unit.
Temperature difference: • Temperature rise not tested due to outside temperature. Furnace produced heat and appeared to function normally.
Fireplace/stove: Non-functional
Chimney/vent: • Masonry
Chimney liner: • Not visible
Combustion air source: Interior of building

Limitations and Inspection Methods

General: • Maintenance records for unit(s) were not available.

General: • System balance and the adequacy of ductwork is beyond the scope of this inspection.

Inspection prevented/limited by: • Space heaters are not tested - beyond scope.

Warm weather:

• Prevents testing heating effectiveness

Tested heating system for normal function only.

Heat exchanger: • Not accessible, not inspected. Beyond scope.

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RELATIVE EL PHOTOS SITE INFO APPENDIX REFERENCE

Recommendations and Observations

AIR CONDITIONING \ General

SUMM

Condition: • Service Air Conditioning system to establish a baseline and schedule annual maintenance by licensed

HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life. This should be done in conjunction with the heating system, each prior to the appropriate season, annually. Test both furnace and ac during pre-closing walk-thru to ensure function.

Task: Service and evaluate system now due to age and lack of maintenance records.

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy International Comfort unit is approximately 13 years old and nearing the end of its typical life expectancy. Location: Right Side Exterior Task: Budget for replacement

Condition: • Old Inter City unit is approximately 23 years old and is past its typical life expectancy. Unit ran when tested. Location: Right Side Exterior Wall Task: Budget for replacement

AIR CONDITIONING \ Air cooled condenser coil

Condition: • Damage Unable to determine extent of damage. Location: Right Side Exterior Task: Include in recommended service

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COOLING & HEAT PUMP 4520 Burthe St, New Orleans, LA June 1, 2018

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Damage

AIR CONDITIONING \ Condensate system

Condition: • Water in pan Location: Crawlspace Task: Repair Report No. 8108, v.3

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Water in pan

Condition: • <u>Rust or holes in pan</u> Location: Attic Task: Replace.



Rust or holes in pan

AIR CONDITIONING \ Condensate drain line

Condition: • Line not insulated

The line should be insulated to it's termination point in the waste system or to the exterior of the building. **Location**: Attic

Task: Correct

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Line not insulated

Condition: • Improper discharge point Location: Right Side Exterior Wall Task: Correct.



Improper discharge point

AIR CONDITIONING \ Ducts, registers and grilles Condition: • Disconnected or leaking Location: Attic Next to Unit

Task: Correct.



Improper discharge point

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Disconnected or leaking

Condition: • Poor support

Location: Various Crawl Space Attic Task: Improve. Adjust.



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Poor support

Poor support



Poor support

Description and Inventory

General: • General View of the Cooling System - Reference Photos

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ICP (Inter-City Products Corp.)



International Comfort Products

Air conditioning type:

• Air cooled

Central cooling is by a "split-system", with the condenser/compressor unit located outside and the evaporator unit, with coil, located inside in the plenum near the furnace. Two refrigerant lines run between the compressor and the evaporator, the larger (vapor line) should be insulated to maintain temperature and prevent it from sweating. There is also a condensate drain line from the indoor evaporator to a drain point. This central system shares the same duct work, blower and filter as the furnace.

Manufacturer: • International Comfort Products Note: Approximate Age: 13 years old Approximate Capacity: 3.5 tons Model number: HAC242GKC4 Serial number: E052718057

Manufacturer: • ICP (Inter-City Products Corp.) Note: Approximate Age: 23 years old Approximate Capacity: 4 tons Model number: CA5548VKC1 Serial number: L953628924

Failure probability:

• <u>High</u> For the the Inter City unit.

<u>Medium</u>
 For the International Comfort unit

Temperature difference: • If the system is adequately sized and is working properly, the air temperature entering the evaporator coil at the return grill will be the same as the room temperature, and the air coming off the coil at the registers will be approximately 14F to 22F cooler. If the inlet temperature is 75F, the air coming off should be 54F to 62F. This can be measured with a thermometer at the return grill and at a sampling of the registers.

If the temperature drop is different, the problem may be size-related or may likely indicate a need for servicing by an

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HVAC professional. This test is done after the system has established equilibrium. Therefore the unit should run for at least 15 minutes before checking the temperature split.

Temperature difference:

• 16°

Second Floor

• 18°

First Floor

Limitations and Inspection Methods

General: • Maintenance records for unit(s) were not available.

Heat gain/loss calculations: • Not done as part of a building inspection

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INSULATION AND VENTILATION 4520 Burthe St, New Orleans, LA June 1, 2018

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Inoperative

ATTIC/ROOF \ Pull-down stairs/ladder

Condition: • Attic pull down ladder was cut too short and difficult close. Location: Second Floor Hall Task: Repair or replace.



Difficult to Close



Cut Short

INSULATION AND VENTILATION

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Description and Inventory

Attic/roof insulation material: • Loose or Blown-in

Attic/roof insulation material:

<u>Cellulose</u>



Cellulose

Not visible



Not visible

Attic/roof insulation amount/value: • Appears to be approximately R-22 in most areas.

Attic/roof ventilation: • Soffit vent • Gable vent

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation material: • No floor insulation

Note: Floor insulation may not effective or recommended for this climate. Moisture can be trapped against subfloor and

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INSULATION AND VENTILATION

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joists and encourages material damage or rot. If insulation is desired, closed cell spray foam or rigid foam panels are suggested only.

Floor above basement/crawlspace air/vapor barrier: • None found

Crawlspace ventilation:
 Minimal openings

Limitations and Inspection Methods

Inspection prevented by no access to: • Wall space

Attic inspection performed: • Blown in insulation limited the inspection of the framing. • Flooring over ceiling joists limited visibility • Attic access by attic folding stairs. • HVAC duct limited the inspection of the attic.

Attic inspection performed: • By entering attic, but access was limited

Crawlspace inspection performed: • HVAC duct limited the inspection of the crawlspace • Plumbing limited the inspection

Crawlspace inspection performed: • By entering space, but access was limited

PLUMBING

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Recommendations and Observations

General

• All fixtures, supply lines faucets and drains tested, including tubs, showers, toilets, sinks and basins. No issues found except where otherwise noted.

SUPPLY PLUMBING \ Water service pipe

Condition: • Low pressure

Probably related to galvanized supply lines found.

Location: Throughout

Task: Further evaluation recommended.



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Low pressure

Low pressure

SUPPLY PLUMBING \ Supply piping in building

Condition: • Galvanized steel

Some amount of galvanized supply lines noted. This piping is over 50 years old since it has not been in use for major work since the early 1960's. This is near the end of its expected useful life. The age is difficult to gauge based on exterior condition as galvanized pipes tend to corrode from the inside-out. Significant corrosion inside the piping can reduce water pressure as well as lead to pinhole leaks, especially around the threaded connections. Corrosion at the joints also indicates the end of useful life. When leaks become prevalent or decreased water pressure is noted, it may be time to replace the galvanized supply lines with copper or PEX. Upgrades should be referred to a licensed plumbing contractor for a complete evaluation and written estimates of work needed.

It should be noted that decreased water pressure or even complete stoppage of individual lines can occur suddenly when inside corrosion loosens.

Location: Crawlspace (Some may be concealed)

Task: Monitor or replace. When issues arise, replacement will be necessary.

PLUMBING

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Galvanized steel

Condition: • <u>Rust</u> Location: Basement Galvanized Supply Line Task: Repair



Galvanized steel

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PLUMBING

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Rust

WATER HEATER \ Tankless coil

Condition: • General information on tankless water heaters and potential issues

Tankless water heaters are sometimes referred to as "instant". This is a misnomer. The distance from the heater to the fixture creates a time lapse for hot water just the same as a conventional water heater. If tankless heaters are undersized or have poorly sized fuel lines, they may not be able to keep up with demand when several fixtures are in use. In order to maintain temperature in this case, the heater will reduce flow to the fixtures.

Tankless heaters should also be professionally cleaned annually to remain efficient. Failure to do this can void the warranty. They are generally expensive to maintain, compared to conventional water heaters. Scale can build up in the coils and reduce effectiveness as well as shorten life. If any issues develop, consult your plumbing contractor for solutions. (See Link above for additional information from Consumer Reports) Sizing and effectiveness cannot be determined during a standard home inspection.

Task: Maintenance information only. No issues noted. Service annually. Secure prior maintenance records for warranty protection.

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

Condition: • Combustion air calculations for various appliances

LINK above for all calculations - General rule of thumb is 1 square inch of free, unrestricted vent air for every 1000 BTU of equipment.

Condition: • Inadequate combustion air

The gas water heater is located in an enclosed area with minimal or no ventilation. Location: First Floor Hall Closet and Second Floor Kitchen Task: Add vent to door or similar solution to provide adequate combustion air.
PLUMBING

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Inadequate combustion air

Inadequate combustion air

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Termination point too low

This is improper and unsafe. Gas exhaust vent generally should be 2 feet higher than anything within a 10 foot radius. This is typical for type B and L vent pipe installations.

Implication(s): Equipment not operating properly | Hazardous combustion products entering building | Increased fire hazard, life safety issue

Location: Left Side Exterior

Task: Repair/replace/correct

Time: Immediate



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Termination point too low

WASTE PLUMBING \ Drain piping - performance

Condition: • Leak Location: Throughout Crawl Space Task: Repair or replace.



Leak



Leak

PLUMBING

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Leak







Leak

Leak

Condition: • Rust

All of the cast iron drain lines in the crawlspace were excessively rusted, and appear to be at the end of their life. Location: Throughout Crawl Space

Task: Replacement recommended. Further Evalaution

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	Pinholing	and crack	s in cast ir	on stacks	oracka offi	on start at		
	r	nanufacturing defects may ause pinholes			the crown	of the pipe		
	pinh cause corrosio	oles can also be d by pitting and . n inside the pipe			some olde pipes have thickness, areas to n to damage	er cast iron e variable wall leaving thin nore susceptible e		

Rust

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Rust

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Rust

Rust

WASTE PLUMBING \ Sump pump

Condition: • Possible sump pump issue. Unable to determine cause of water pooling.

Location: Basement

Task: Further evaluation recommended.



Possible Sump Pump Issue

FIXTURES AND FAUCETS \ Faucet

Condition: • Weak pressure or flow **Location**: Second Floor Kitchen and Bathroom Fixtures **Task**: Further Investigation. Repair



Possible Sump Pump Issue

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PLUMBING

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Weak pressure or flow

Condition: • <u>Shower diverter inoperative or defective</u> Location: First Floor Bathroom Task: Correct. Adjust.



Weak pressure or flow



Shower diverter inoperative or defective

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • <u>Slow drains</u> Location: Second Floor Bathroom Sink Task: Clean



Shower diverter inoperative or defective

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PLUMBING

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Slow drains

Condition: • Drain stop ineffective **Location**: Throughout First Floor **Task**: Correct.



Drain stop ineffective

FIXTURES AND FAUCETS \ Toilet Condition: • Flush mechanism inoperative Location: First Floor Rear Bathroom Task: Correct.



Drain stop ineffective

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Toilet flush mechanism	
Toilet flush mechanism	



Flush mechanism inoperative

Condition: • Loose Location: Throughout First Floor Task: Correct.

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PLUMBING www.axelradhome.com 4520 Burthe St, New Orleans, LA June 1, 2018 SUMMARY ROOFING PLUMBING RELATIVE EL APPENDIX SITE INFO REFERENCE Loose toilet 17 tank check to see if tank is well secured to bowl potential leakage area 17 toilet bowl check to see if toilet is well secured to if toilet isn't well secured, the wax ring can become compressed and allow water to trap the floor _ potential leakage area wax ring escape from the toilet flange/toilet floor E toilet flange









drain

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PLUMBING Report No. 8108, v.3 4520 Burthe St, New Orleans, LA June 1, 2018 SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING RELATIVE EL PHOTOS SITE INFO APPENDIX REFERENCE REFERENCE REFERENCE

Description and Inventory

General: • The water heater is located in the laundry area.

General: • General View of Plumbing Systems - Reference Photos





Gas Service

Water supply source: • Public

Service piping into building: • Not visible

Supply piping in building: • Galvanized steel

Main water shut off valve at the: • Unable to locate water shut off.

Water flow and pressure:

<u>Typical for neighborhood</u>

Water pressure measured at PSI at hose bibb.

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater manufacturer: • U.S. Craftmaster Note: Approximate Age: 25 year old Capacity: 40 Gals Model number: G1E4034T3NV Serial number: 9352100947

Water heater manufacturer: • Takagi Model number: T-K1S Serial number: 21013699

Water heater typical life expectancy: • The typical life expectancy of a water heater is 10-15 years. Even if they continue to work beyond this period, some efficiency and performance is lost.

Waste and vent piping in building:
• <u>ABS plastic</u> • <u>Cast iron</u> • <u>Galvanized steel</u>

Gas piping: • Steel

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PLUMBING

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Main fuel shut off valve at the: • Left side

Main fuel shut off valve at the: • Exterior

Limitations and Inspection Methods

Inspection limited/prevented by: • Pilot not lit at water heater. Unable to test for hot water at fixtures. • Unable to locate water shut off

Items excluded from a building inspection: • Garden sprinkler or irrigation system • Gas line leakage, suitability of gas line installation, or gas line standards are beyond scope.

Items excluded from a building inspection:

- Water quality
- Isolating/relief valves & main shut-off valve
- Concealed plumbing

Underground drain and waste lines should be examined by a video plumbing inspection. This is beyond the scope of a general home inspection. Plumbing concealed in walls or other areas with limited or no access. Leaks that are not visible or do not present during normal operation (not extended use)

- Tub/sink overflows
- Actual use of tubs and showers may reveal problems that are not discovered during a visual home inspection.
- Water heater relief valves are not tested

Report No. 8108, v.3



Task: Repair



Water damage

FLOORS \ General

Condition: • Possible vinyl-Asbestos floor tiles. Use the link below for more information.

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE					

9x9 tile outline was noted underneath the encapsulant coating.

Location: Second Floor Bathroom

Task: Information only



Possible vinyl-Asbestos floor tiles.Use th...

Condition: • Cracks Location: Second Floor Bathroom Task: Repair



Cracks

FLOORS \ Wood/laminate floors

Condition: • Open seams in floor joints Location: Various First Floor Task: Repair or replace.

v.3

4520 Burthe St. New Orleans, LA June 1, 2018

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Open seams in floor joints

WINDOWS \ General

Condition: • Prior water damage. Appeared to be inactive. Also appeared to be related damage note above window on exterior.

Location: First Floor Front Bedroom

Task: Possibility of hidden mold growth - See Appendix



Prior Water Damage

Condition: • General window issues Location: Throughout Task: Repair/Replace



Prior Water Damage

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INTERIOR

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Prior Moisture Damage





Painted/Sealed Shut



Cracked

Latch Broken

Condition: • Water leaks

Older wood windows are prone to leakage if not properly maintained. While there was no visual evidence of current leakage, it is not possible to verify that the windows leak in heavy rain. General window maintenance is recommended on a routine basis.

Task: Information only. General and routine maintenance recommended

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CARPENTRY \ Cabinets

Condition: • Surface mold. Location: First Floor Front Bathroom Task: Remove. Possibility of hidden mold growth - See Appendix



Surface mold.

STAIRS \ Handrails and guards Condition: • Loose



Surface mold.

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Location: Second Floor Stairway

Task: Tighten



Loose

APPLIANCES \ Doorbell

Condition: • Inoperative Location: Throughout Task: Correct.







Inoperative

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INTERIOR

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SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING	INSULATION PLUMBING INTERIOR
RELATIVE EL PHOTOS SITE INFO APPENDIX REFERENCE	
Description and Inventory	
Major floor finishes: • Hardwood • Tile	
Major wall and ceiling finishes: • Plaster/drywall	
Windows: • Single/double hung • Wood • Vinyl	
Glazing: • Single • Double	
Exterior doors - type/material: • Wood framed glass	
Exterior doors - type/material: • Hinged	
Doors:InspectedAll exterior doors and a representative number of interior doors, windows, cabinets, a were found to be functioning properly except as otherwise noted below.	nd drawers were inspected. All
Oven type: • Conventional	
Oven fuel: • Gas	
Range fuel: • Gas	
Appliances: • Listed appliances checked for normal operation and appear to be function noted. • Range/Oven • Door bell • Refrigerator • Ceiling fan(s)	tioning properly, with exceptions
Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • Waste standpipe • Gas piping	120-Volt outlet • 240-Volt outlet •
Kitchen ventilation: • Side Wall Vent Door	
Stairs and railings: • Inspected	

Limitations and Inspection Methods

General: • General Limitation Photos



Gas Shut Off



Unable to Test

INTER	IOR							кероп по	. 8108, V.3	
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Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not tested/not in service: • First floor stove/oven unable to be tested. Gas was shut off to appliance.

Not tested/not in service: • Washer

Note: Could not determine if unit was fully installed. Drain hose was inside of unit in packaging.



Washer

Not included as part of a building inspection: • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings. • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings. • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings. • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings. • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings. • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings.

Not included as part of a building inspection:

- Security systems and intercoms
- Cosmetic issues

Minor cosmetic defects are generally not addressed unless requested by client or client's agent

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

RELA		EVATIO	N (LEVE	L)				Report No	. 8108, v.3
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Recommendations and Observations

<u>General</u>

• Differential of 5" or more

The differential found is generally considered above average or excessive for a property of this age, construction type, and location. it is mostly due to settlement, usually associated with age, but some structural issues may be a contributing factor (See structural recommendations of this report). Repair any structural issues. Further investigation by a structural engineer or structural contractor is suggested.

Description and Inventory

>2.0" Maximum Relative Elevation Differential: • More than 5" differential

Note: The maximum differential found was 6.7" as shown on the drawing below. According to one of the leading local engineering firms, the average differential for all residential foundations in the New Orleans area is about 3.2". The average for reinforced concrete slabs about 2.9" and for pier and beam foundations about 3.6". Allowances are made for floor coverings and materials. Additions and enclosed areas built with a designed slope are not included. All measurements taken are not shown. The drawing is not to scale and locations are approximate.



Drawing not scale; Locations approximate

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Limitations and Inspection Methods

General: • The inspector provides these measurements for the purpose of informing the client of the general slopes and elevation differentials of the basic foundation. We are not engineers or an engineering firm nor do we make any claims beyond these basic measurements taken and presented at face value. We recommend seeking a structural evaluation from a licensed structural engineer if there is any concern about the foundation.

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Description and Inventory







First Floor A/C



Attic Furnace

Second Floor A/C



First Floor Water Heater



Tankless Water Heater

Crawlspace Furnace

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Descrip	tion and	Inventory	'						
Weather:	 Partly clou 	dy							
Approxim	ate tempera	ature: • 84°							
Attendees	: • Inspecto	r- Tom Axelr	ad, LHI No. ²	10518 • Inspe	ector - Beau	Tanner, LH	l No. 10804 •	Inspector - M	latthew
Del Buono	LHI No. 10	926 • Pest C	ontrol Inspe	ctor • Video F	Plumbing Ins	pector			
Attendees	: • Buyer •	Buyer's Age	nt						
Access to	Property P	rovided by:	 Buyer's ag 	ent					
Occupanc	y: • The pro	operty was va	acant and un	furnished dur	ing the insp	ection.			
Utilities: •	All utilities v	were on durir	ng the inspec	tion.					
Approxim	ate inspecti	ion start and	I end time:	 The inspect 	ion started a	at 9:00 a.m.	 The inspect 	tion ended at	11:00 a.m.
Approxim	ate date of	constructio	n: • Circa 19	00-1920					
Approxim	ate size of k	ouilding: • 3	000 ft. ²						
Building ty	/pe: • Duple	ex							
Number of	f dwelling u	nits: • 2							
Number of	stories: •	2							
Garage, ca	arport and o	outbuildings	: • Detache	d garage					

END OF REPORT

ELECTRICAL - APPENDIX

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UNGROUNDED ELECTRICAL RECEPTACLES

Grounding of electrical receptacles (which some laypeople refer to as outlets) is an important safety feature that has been required in new construction since 1962, as it minimizes the risk of electric shock and protects electrical equipment from damage. Modern, grounded 120-volt receptacles in the United States have a small, round ground slot centered below two vertical hot and neutral slots, and it provides an alternate path for electricity that may stray from an appliance. Older homes often have ungrounded, two-slot receptacles that are outdated and potentially dangerous. Homeowners sometimes attempt to perform the following dangerous modifications to ungrounded receptacles:

 the use of an adapter, also known as a "cheater plug." Adapters permit the ungrounded operation of appliances that are designed for grounded operation. These are a cheaper alternative to replacing ungrounded receptacles, but are less safe than properly grounding the connected appliance;



replacing a two-slot

receptacle with a three-slot receptacle without re-wiring the electrical system so that a path to ground is provided to the receptacle. While this measure may serve as a seemingly proper receptacle for three-pronged appliances, this "upgrade" is potentially more dangerous than the use of an adapter because the receptacle will appear to be grounded and future owners might never be aware that their system is not grounded. If a building still uses knob-and-tube wiring, it is likely than any three-slot receptacles are ungrounded. To be sure, inspectors may test suspicious receptacles for grounding; and

removal of the ground pin from an appliance. This common procedure not only
prevents grounding but also bypasses the appliance's polarizing feature, since a
de-pinned plug can be inserted into the receptacle upside-down.

While homeowners may be made aware of the limitations of ungrounded electrical receptacles, upgrades are not necessarily required. Many small electrical appliances, such as alarm clocks and coffee makers, are two-pronged and are thus unaffected by a lack of grounding in the building's electrical system.

Upgrading the system will bring it closer to modern safety standards, however, and this may be accomplished in the following ways:

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- Install three-slot receptacles and wire them so that they're correctly grounded.
- Install ground-fault circuit interrupters (GFCIs). These can be installed upstream
 or at the receptacle itself. GFCIs are an accepted replacement because they will
 protect against electric shocks even in the absence of grounding, but they may
 not protect the powered appliance. Also, GFCI-protected ungrounded
 receptacles may not work effectively with surge protectors. Ungrounded GFCIprotected receptacles should be identified with labels that come with the new
 receptacles that state: "No Equipment Ground."
- Replace three-slot receptacles with two-slot receptacles. Two-slot receptacles correctly represent that the system is ungrounded, lessening the chance that they will be used improperly.

Homeowners and non-licensed contractors should never attempt to modify a building's electrical components. Misguided attempts to ground receptacles to a metallic water line or ground rod may be dangerous. Inspectors may recommend that a qualified electrician evaluate electrical receptacles and wiring. It is recommended to discuss all available options with your electrical contractor to determine the best course of action.

In summary, adjustments should be made by licensed electricians -- not homeowners -to an electrical system to upgrade ungrounded receptacles to meet modern safety standards and the requirements of today's typical household appliances.



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Home Improvement Costs

The following costs are intended as ballpark estimates for repairs and/or improvements to a typical three bedroom home. Our experience has shown that actual contractor quotations can vary by as much as 300%. Naturally, the quality of workmanship and materials will influence costs. The complexity of the job, accessibility and even economic conditions can also alter actual costs.

Roofing / Flashings / Chimneys

Install conventional asphalt shingles over existing shingles	\$2.00 – \$4.00 per sq.ft.
Strip and reshingle with conventional asphalt shingles	\$2.75 - \$5.50 per sq.ft.
Strip and reshingle with premium quality asphalt shingles	\$5.00 - \$10.00 per sq .ft.
Strip and re-roof with cedar shingles	\$9.00 - \$18.00 per sq .ft.
Strip and replace built-up tar and gravel roof	\$10.00 - \$20.00 per sq.ft
	(min. \$1000)
Strip and replace single-ply membrane	\$10.00 - \$20.00 per sq.ft.
	(min. \$1000)
Reflash typical skylight or chimney	\$500.00 - \$1000.00
Rebuild typical chimney above roof line	\$25.00 - \$50.00 per row
	of bricks (min. \$400)
Rebuild typical single flue chimney above roof line	\$200.00 – \$400.00 per
	lin.ft.(min. \$1000)

Exterior

Install galvanized or aluminum gutters and downspouts	\$5.00 - \$10.00 per lin.ft. (min. \$500)
Install aluminum soffits and fascia	\$8.00 – \$16.00 per lin.ft.
Install aluminum or vinyl siding	\$6.00 - \$12.00 per sq.ft.
Repoint exterior wall (soft mortar)	\$3.00 - 6.00 per sq.ft. (min. \$500)
Repoint exterior wall (hard mortar)	\$5.00 - \$10.00 per sq.ft. (min. \$500)
Parge foundation walls	\$3.00 - \$6.00 per sq.ft.
Dampproof foundation walls and install weeping tile	\$150.00 - \$300.00 per lin.ft. (min. \$3000)
Install a deck	\$25.00 - \$50.00 per sq.ft. (min. \$1000)

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Resurface existing asphalt driveway	\$2.00 – \$4.00 per sq.ft.
Install interlocking brick driveway	\$8.00 - \$16.00 per sq.ft.
Rebuild exterior basement stairwell	\$5000.00 and up
Build detached garage	\$70.00 - \$140.00 per
	sq.ft.
Build retaining wall (wood)	\$20.00 - \$40.00 per sq.ft
Build retaining wall (concrete)	\$30.00 - \$60.00 per sq.ft.
	(min \$500)
Painting (trim only)	\$2000.00 - \$4000.00 and
	up
Painting (trim and wall surfaces)	\$5000.00 and up

Structure

Underpin one corner of house	\$5000.00 and up
Underpin or add foundations	\$300.00 and up per
	lin.ft.(min. \$3000)
Lower basement floor by underpinning and/or bench footings	\$50.00 - \$300.00 per
	lin.ft.(min. \$5000)
Replace deteriorating sill beam with concrete	\$60.00 and up per lin.ft.
	(min. \$2000)
Install basement support post with proper foundation	\$800.00 - \$1600.00
Perform chemical treatment for termites	\$2000.00 and up
Repair minor crack in poured concrete foundation	\$400.00 - \$800.00

Electrical

Upgrade electrical service to 100 amps (including new panel)	\$1200.00 - \$3000.00
Upgrade electrical service to 100 amps	\$800.00 - \$1600.00
(if suitably sized panel already exists)	
Upgrade electrical service to 200 amps	\$1700.00 - \$3500.00
Install new circuit breaker panel	\$700.00 - \$1400.00
Replace circuit breaker (20 amp or less)	\$100.00 - \$200.00
Add 120 volt circuit (microwave, freezer, etc.)	\$150.00 - \$300.00
Add 240 volt circuit (dryer, stove, etc.)	\$300.00 - \$600.00
Add conventional receptacle	\$200.00 - \$400.00
Replace conventional receptacle with ground fault circuit receptacle	\$70.00 -\$140.00
Replace conventional receptacle with aluminum compatible type	\$60.00 - \$120.00 ea
(CO/ALR)(assuming several are required)	

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Upgrade entire house with aluminum compatible receptacles,	\$1000.00 - \$2000.00	
connectors, etc.		
Rewire electrical outlet with reversed polarity	\$5.00 - \$10.00 ea.	
(assuming electrician already there)		
Replace knob & tube wiring with conventional wiring (per room)	\$1000.00 - \$2000.00	

Heating

Install mid-efficiency forced-air furnace	\$2500.00 - \$5000.00
Install high-efficiency forced-air furnace	\$3500.00 - \$7000.00
Install humidifier	\$300.00 - \$600.00
Install electronic air filter	\$800.00 - \$1600.00
Install mid-efficiency boiler	\$3500.00 - \$7000.00
Install high-efficiency boiler	\$6000.00 - \$12000.00
Install circulating pump	\$400.00 - \$600.00
Install chimney liner for gas appliance	\$500.00 - \$1000.00
Install chimney liner for oil appliance	\$700.00 - \$1800.00
Install programmable thermostat	\$200.00 - \$400.00
Replace indoor oil tank	\$1200.00 - \$2500.00
Remove oil tank from basement	\$600.00 and up
Remove abandoned underground oil tank	\$10000.00 and up
Replace radiator valve	\$300.00 - \$600.00
Add electric baseboard heater	\$250.00 - \$500.00
Convert from hot water heating to forced-air (bungalow)	\$10000.00 - \$20000.00
Convert from hot water heating to forced-air (two storey)	\$15000.00 - \$30000.00
Clean ductwork	\$300.00 - \$600.00

Cooling/Heat Pumps

Add central air conditioning on existing forced-air system	\$3000.00 and up
Add heat pump to forced-air system	\$4000.00 - \$8000.00
Replace heat pump or air conditioning condenser	\$1200.00 - \$2500.00
Install independent air conditioning system	\$10000.00 - \$20000.00
Install ductless air conditioning system	\$3000.00 - \$7000.00

Insulation

Insulate open attic to modern standards	\$0.80 – \$1.60 per sq.ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2.00 – \$4.00 per sq.ft
Improve attic ventilation	\$30.00 – \$60.00 per vent

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Plumhing

Replace galvanized piping with copper	\$2500.00 - \$5000.00
(2 storey with one bathroom)	
Replace water line to house	\$2000.00 and up
Replace toilet	\$500.00 and up
Replace basin, including faucets	\$750.00 and up
Replace bathtub, including ceramic tile and faucets	\$2500.00 and up
Install whirlpool bath, including faucets	\$3500.00 and up
Retile bathtub enclosure	\$1000.00 - \$2000.00
Replace leaking shower stall pan	\$1000.00 - \$2000.00
Rebuild tile shower stall	\$2500.00 - \$5000.00
Replace laundry tubs	\$400.00 - \$800.00
Remodel four-piece bathroom completely	\$6000.00 - \$50000.00
Connect waste plumbing system to municipal sewers	\$5000.00 and up
Install submersible pump	\$1000.00 and up
Install suction or jet pump	\$700.00 and up
Install modest basement bathroom	\$6000.00 and up

Interior

Add drywall over plaster	\$4.00 – \$8.00 per sq.ft.
Sand and refinish hardwood floors	\$2.00 – \$4.00 per sq.ft.
Install replacement windows	\$40.00 – \$120.00 per
	sq.ft.
Install storm window	\$200.00 - \$400.00
Install masonry fireplace (if flue already roughed-in)	\$3000.00 and up
Install zero-clearance fireplace (including chimney)	\$3500.00 and up
Install glass doors on fireplace	\$300.00 and up





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Recommendations for further evaluations or repairs:

Updated 6/01/20/18

The following contractors are listed because we have worked with or personally used their services and found them to be reliable, knowledgeable and professional. We make no guarantee nor do we participate in any type of referral system or have any financial interest in their work. The names are provided as a courtesy only. We appreciate any feedback.

Structural Engineers (Evaluation only):

Robert Anderson, PE 504-488-7797 www.andersonengineers.com

Roy Carubba, P.E. Carubba Engineering 504-888-1490

Structural repairs – raised foundations and general contracting:

Richard Earls – General Contractor 504-628-9182 www.richardearlsconstruction.com

Robert Turner - Contractor - Structural Repairs Turner Foundation Repairs Cell: 504-239-4624 <u>turnerfoundation@bellsouth.net</u>

Annunciation Construction – Bennett Luke– General Contractor 504-274-7508 johnbennettluke@gmail.com

Anthony Melancon, Jr. Melancon Contracting Services – General Contractor, also Electrical Contractor 504-874-1956 amelanconservices@gmail.com

Cary McCann/McCann Homes– General Contractor, new construction, additions and general repairs 504-458-2155

Roofing Contractors - roof repair, inspections and leak detection, flashings:

Guaranty Roofing and Sheet metal 504-466-3749 Lonnie@guarantysheetmetalworks.com

Brian Mackel, Mackel Roofing 504-885-1006

Automatic Driveway Gates (repair and installation):

Bohnenstiehl Electric, Inc 504-834-0351

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	<u>Waterpi</u>	roofing Exteri	ior:						
	R. Volker 504-382-0	r Waterproofing 6945	Ş						
	Environ	mental: Asbe	stos, Mold Re	mediation:					
	Asbestos 4432 Trei 504-456-0	Abatement Cor nton St, Metairi 0422	ntractors (Asbest e, LA 70006	cos)					
	U.S Resto Richie Co 504-235-3	pration (Asbesto pok 3951	os and Mold Rei	nediation)					
	<u>Crawlsp</u>	ace Moisture	Solutions, Mo	old Remediation	on, Duct Clea	ning:			
	AdvantaC Scott Phil 504-333-9 <u>www.adv</u>	Clean Ilips 9338 vantaclean.com							
	Chimne	y Sweeping, C	Chimney Repa	ir and Firepla	ce Inspection	s, Duct Clea	aning:		
	A Noble S Chimney 504-517-8	Sweep sweep and firep 8350	place repairs						
	<u>Swimmi</u>	ng Pool Inspe	ections, Maint	enance and Re	epair:				
	Pelican Pe Kevin Cell: 504-	ools – Inspectio -439-4046	on, repair and ma	aintenance					
	Electric a	al Inspections	and Repairs:						
	Bill Sche Cell: 504	ell Electric 4-975-1593							
	Larry Ada 504-734-7	ams 7343							
	Heating	and Air Con	ditioning						
	Cool Air, 504-834-2 <u>www.coo</u>	Inc. 2067 504-733- lairnola.com	-1567						
	<u>Stucco a</u>	and EIFS Insp	ections - Coa	tings and Repa	<u>uirs:</u>				
	Walter M 985-893-9	acKay - Certifi 9688	ed EIFS/Stucco	Inspector and re	pairs				

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APPENDIX

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4520 Burthe St, New Orleans, LA	June 1, 2018
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE					

Plumbing Repairs

Michel's Plumbing Repairs Office: 504-360-2140 Email: dmichel1229@yahoo.com

Video Plumbing Inspections:

Hy-Tech Video Plumbing Joe Brocato 504-258-8597 (text is best, include our name in text)

Termite Inspections, Certificates and Treatment:

Absolute Termite Control Dave Flemming Office: 504-522-2400

All Pest – Termite Dean Sager Office: 504-279-7378

Elevator Service, Maintenance and Repair:

Champagne Elevators 3715 Division Street, Metairie, LA 70002 Office: 504-885-6213 www.champagneelevators.com

Fencing and Decks:

Impact Fence and Deck Alex 504-259-7221 www.impactfenceanddeck.com

Insulation, SPF and Energy Audit:

Lagrange Consulting – Paul Lagrange 985-845-2148 <u>http://www.lagrangeconsulting.com</u>

Landscaping, Subsurface drainage, Grading:

Vista Landscaping Nick Sintz 504-450-5873 http://www.vlnola.com/

Handyman – smaller jobs various, under \$7500

Just Call Alf Alf Nelson 423-741-0845 https://www.handymanassociation.org/just-call-alf-llc/

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Chapter 17-A Louisiana Home Inspector Licensing Law

(NEW - Effective August 1, 2014) §1478. Written reports

A. 2. A licensed home inspector shall include in his written report of the home inspection the presence of suspected mold growth if during the course of inspecting the systems and components of the structure in accordance with the provisions of this Chapter and board rules and regulations, the licensed home inspector discovers *<u>visually</u> <u>observable evidence of suspected</u> <u>mold growth</u> on the inside of the structure.

*Definition: <u>Visually Observable Evidence of</u> <u>Suspected Mold Growth</u>- Visually observable discoloration of the interior components within the climate controlled living space apparently arising from moisture that may be indicative of mold or microbial growth, discovered without employing specialized moisture, environmental or other testing methods.

Axelrad & Associates HOME INSPECTIONS, LLC

Our policy of compliance - Mold is everywhere, on all surfaces in every home, in the air inside and outside. The key is to indicate areas of potential or suspected mold <u>growth</u>. In reporting, it must be presumed that anywhere moisture is present, mold growth may be present. Mold growth is usually present in bathrooms, kitchens, under and behind cabinets, in HVAC closets and ducts and similar damp areas. It would be redundant to list each of these areas unless the visible growth is significant and above what is normally seen in these locations. Where we describe the visible presence of moisture, possible moisture, moisture/water damage or staining, there may be suspicion of mold growth in hidden areas, even if no mold is visible. Where this occurs in our reports, the phrase, "possibility of hidden mold", may be used. Visible apparent mold will be identified, as in the past.

For reporting purposes, the terms mold, mildew, fungi and microbial growth are used interchangeably. Please note that we do not test for mold or use invasive measures. A home inspection is a visual inspection only.

A home inspection is NOT a mold inspection. A separate mold or IAQ (Indoor Air Quality) inspection on an average home, by a <u>qualified specialist</u>, may cost from \$500 to \$2000, depending upon the extent and complexity of the testing.

Please refer to the EPA web site for more information on mold. CLICK HERE:

http://www.epa.gov/mold/moldguide.html Call us at 504-799-9401 if you have any questions or concerns.

The following pages are the Louisiana State Board of Home Inspectors minimum inspection standards, (Standards of Practice) and Code of Ethics. We are required to provide a copy of this document with each inspection or report.

APPENDIX

4520 Burthe St. New Orleans, LA June 1, 2018

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The following pages are the Louisiana State Board of Home Inspectors minimum inspection standards, (Standards of Practice) and Code of Ethics. We are required to provide a copy of this document with each inspection or report.

Chapter 3. Standards of Practice

§301. Minimum Standards

A. This Chapter sets forth the minimum Standards of Practice required of licensed home inspectors.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000).

§303. Definitions

A. The definitions in §109 of this Part are incorporated into this Chapter by reference. The following definitions apply to this Chapter.

Alarm System—warning devices, whether installed or free standing, including but not limited to, carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Automatic Safety Control-devices designed and installed to protect systems and components from unsafe conditions.

Cooling System—a central system that uses ducts to distribute cooled air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, which system is not plugged into an electrical convenience outlet.

Client—the person with whom a licensed home inspector contracts to perform a home inspection, whether individually or through that person's agent.

Component—a readily accessible and observable aspect of a system, such as a floor or wall, but not individual pieces such as boards or nails or where many similar pieces make up a component.

Cross Connection—any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations—situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment.

Describe—to report, in writing, a system or component by its type, or other observed characteristics, to distinguish it from other systems or components.

Dismantle—to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means that would not be taken apart by a homeowner in the course of normal household maintenance.

Enter-to go into an area to observe all visible components.

Functional Drainage—a drain which empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow—a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Functioning—performing as expected and in accordance with its intended design and purpose.

Further Evaluation—examination and analysis by a qualified professional or service technician whose services and qualifications exceed those possessed by a home inspector.

Heating System—a central system that uses ducts to distribute heated air to more than one room which system is not plugged into an electrical convenience outlet.

Home Inspection—the process by which a Home Inspector visually examines the readily accessible systems and components of a home and describes those systems and components in accordance with the Standards of Practice.

Home Inspection Report—a written evaluation of two or more of the following systems of a resale residential building:

- a. electrical system;
- b. exterior system;
- c. interior system;
- d. heating and cooling systems;
- e. plumbing system;
- f. roofing system;
- g. structural system;
- h. insulation and ventilation system;
- i. appliance system; or

j. any other related residential housing system as defined in the standards of practice prescribed by the board.

Home Inspector—any person who, in accordance with the provisions of these rules, holds himself out to the general public and engages in the business of performing home inspections on resale residential buildings for compensation and who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.

Inaccessible—unable to open with the use of Standard Inspection Tools or hidden from visual inspection by furniture, stored items, wall or floor coverings or other obstructions.

Inspect—to examine readily accessible systems and components of a building in accordance with the Standards of Practice, using normal operating controls and opening readily openable access panels.

Installed-attached such that removal requires tools.

LHI-an acronym for Licensed Home Inspector.

Method of Access—a means by which the inspector gains entry, ingress and/or a visual advantage.

Normal Operating Controls-devices such as thermostats, switches, or valves intended to be operated by the homeowner.

Normal Operating Cycle-the standard period during which a system or component operates by the use of Normal Operating Controls

Observe-the act of making a visual examination.

On-Site Water Supply Quality-water quality based on the bacterial, chemical, mineral and solids contents of the water.

On-Site Water Supply Quantity-water quantity based on the rate of flow of water.

Operate-to cause systems or equipment to function.

Recreational Facilities—spas, saunas steam baths, swimming pools, tennis courts, and exercise, entertainment, athletic, playground or other equipment and associated accessories.

Readily Accessible—available for visual inspection without requiring the moving of personal property, the dismantling, disconnecting, unplugging or destroying of equipment, or any action which may involve a risk to persons or property.

Readily Openable Access Panel—a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, is not sealed in place and is not blocked by stored items, furniture, or building components.

Representative Number-for multiple identical interior components such as windows and electrical outlets - one such component per room.

Roof Drainage Components—gutters, downspouts, leaders, splash blocks, scuppers, and similar components used to carry water off a roof and away from a building.

Shut Down-a state in which a system or component cannot be operated by normal user controls.

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		Significantly Defi- professional opinion, ad of a system or componer	<i>cient</i> —a condition versely and material t	that, in the inspect ly affects the performa-	or's ince lis	2. inspect readily accessible installed s sted in this Chapter and/or as contractually agree	.ystems and components eed upon;
		Solid Fuel Heatin	g Device—any woo	od, coal, or other sin	nilar in	submit a written report to the client spection which shall:	within five days of the
		organic fuel burning de whether masonry or fac stoves central furnaces, a	evice, including but story built, fireplace and combinations of t	not limited to firepla inserts and stoves, w hese devices.	aces ood 32	a. describe those systems specified t 29, and/or as contractually agreed upon;	o be described in §§311-
		Specialized Tools- including but not limited equipment, environment devices and ladders cap the ground	-diagnostic device to, thermal imaging al testing equipmen able of reaching surf	s and other equipm devices, gas leak detec t, elevation determina aces over one story ab	tion de tion de tion in	state which systems designated ection have been inspected, and state any ssignated for inspection that were not inspect specting;	for inspection in this systems or components d, and the reason for not
		Standard Inspectio appropriate screwdriver.	n Tools—a flashligh	t, outlet tester, ladder	and pr or	ofessional opinion of the inspector, are signif	icantly deficient, unsafe
		Structural Compor forces or weights (dead loads)	<i>aent</i> —a component l loads) and variable	that supports non-vari le forces or weights (able of live	 d. state the name, license number, a the person conducting the inspection. C. This Chapter does not limit home inspection. 	nd contain the signature
		System—a comb components assembled to	ination of interactor o carry out one or mo	ctive or interdependerenderenderenderenderenderender	dent of	 reporting observations and condition items in addition to those required in Subsecti 	is or rendering opinions ion B of this rule;
		<i>Technically Exhaus</i> of measurements, instru- to develop scientific	<i>tive</i> —an inspection in the section in the section in the section is the section of the section	involving the extensive ations, or other means u	use ised re and	excluding systems and components quested by the client and so stated in the written	from the inspection, if en contract;
		recommendations.			re	 inspecting systems and component quired by these Standards of Practice; or 	is in addition to those
		Under Floor Craw foundation between the structural component.	vl Space—the area ground and the und	within the confines of lerside of the lowest f	the loor ar	 specifying needed repairs, provide propriately qualified to make such recommender 	d that the inspector is dation.
		Unsafe—a conditi component which, in the significant risk of person or under the circumstance Visually Observ Within the climate cont moisture that may be in visually observable, with testing methods.	on of a readily acce te opinion of the in al injury or property es. <i>vable Evidence</i> vable discoloration or rolled living space dicative of mold or out employing moist	ssible, installed systen spector, is judged to b damage during normal of Suspected M of the interior compon apparently occurring f microbial growth whic ure, environmental or o	h or 37 be a 37 use E (I dold H ents 20 rom §3 h is ther vi	AUTHORITY NOTE: Promulgated in a 7:1475. HISTORICAL NOTE: Promulgated by conomic Development, Board of Home I becember 2000), amended by the Office of ome Inspectors, LR 30:1690 (August 2004) 112). 307. General Limitations A. Home inspections done in accordance sual and are not technically exhaustive.	accordance with R.S. the Department of nspectors, LR 26:2746 the Governor, Board of , LR 38:2532 (October e with this Chapter are
		Wiring Methods— or wires installed in th armored cable, knob and	manner or general ty e structure such as tube, etc.	pe of electrical conduc non-metallic sheath ca	tors ible,	B. This Chapter applies only to residential AUTHORITY NOTE: Promulgated in a	resale buildings. accordance with R.S.
		AUTHORITY NOTE 37:1475. HISTORICAL NOTE Economic Developmen (December 2000), amer Home Inspectors, LR 30 2010), LR 38:2532 (Octo (August 2015).	Promulgated in Promulgated by Board of Home ded by the Office of 1689 (August 2004) ber 2012), LR 41:92	accordance with 1 y the Department Inspectors, LR 26:2 of the Governor, Boar b), LR 36:2861 (Decen 2 (May 2015), LR 41:1	R.S. Ex of (I .745 H 1 of \$3 uber \$3 487	 A. Home inspectors are not required to inspectors. 	the Department of nspectors, LR 26:2746 the Governor, Board of pect or report on:
		§305. Purpose and	Scope			 the causes of any condition or deficie 	ency;
		A. The purpose of minimum and uniform inspectors. Home inspec Practice are intended to p condition of the systems	these Standards of standard for Louis tions performed pure provide the client with and components of t	Practice is to establis iana state licensed he suant to these Standard h information regarding he home as observed at	sh a come s of the the	 the methods, materials, and costs of c the suitability of the property for any compliance or non-compliance w 	corrections; specialized use; vith codes, ordinances,
		B. Home inspector:	s shall:		sta	atutes, regulatory requirements, special strictions;	utility, insurance or
		1. provide the whenever possible, whic	client with a writte h shall:	n pre-inspection contr	ract, of fu	 solicit to perform repair services on a the home which the inspector noted as sign inctioning or unsafe in his home inspection re 	ny system or component ifficantly deficient, non- port for a period of one
		a. state that t with the Standards of P Inspectors;	he home inspection i ractice of the Louis	s to be done in accordation and State Board of He	nnce ye ome er	ear from the date of the inspection; 7. the presence or absence of any sus pyironmental condition or hazardous substa	pected or actual adverse unce, including but not
		b. describe w their cost;	what inspection serve	ices will be provided	and lin co	mited to asbestos, radon lead, mold, contamin omponents, carcinogens, noise, or contami uilding or in soil, water, or air; however, it	ated drywall or building inants, whether in the if during the course of
		c. state that the components agreed upon d. contain co	the inspection is limit by the client and the pies of the Standard	ed to only those system inspector; and s of Practice and Code	sor in w e of ob	specting the systems and components of the ith the law and these rules, the home insp pservable evidence of suspected mold or mid-	building in accordance ector discovers visually crobial growth, he shall
		Ethics;	r-so or the Standard		re	port it;	

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8. not pern 9.	decorative or cosmetic items, undergr nanently installed; hidden, concealed or latent defects;	round items, or items	 foundation; framing; columns and
10 systems	. items not visible for inspection inclu- or components which are not readily acces	ding the condition of ssible; or	4. piers.
11 of failur	future conditions, including but not lime or the expected life of systems and comp	nited to, the likelihood onents.	B. The home inspector shall describe the type of:1. foundation;
В.	Home inspectors are not required to:		2. floor structure;
1.	offer warranties or guarantees of any kin	nd;	3. wall structure;
2. any syst	calculate or determine the strength, ade tem or component:	quacy, or efficiency of	4. columns;
3.	enter the under-floor crawl spaces, atti-	cs, or any area which,	5. piers;
in the op	pinion of the home inspector, is not readily	accessible;	6. ceiling structure; and
4. otherwis	operate any system or component the	hat is shut down or	7. roof structure.
5	operate any system or component that	t does not respond to	C. The home inspector shall:
normal (operating controls;	eme papele furniture	 probe structural components only where deterioration is visible, except where probing would damage any surface;
equipme obstruct	ent, soil, snow, ice, plant life, debris or access or visibility;	other items that may	 enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;
7. or remo	determine the effectiveness of any syste ve suspected hazardous substances;	em installed to control	 report the methods used to inspect or access under floor crawl spaces and attics; and
8.	project operating costs of components;		4. report signs of abnormal or harmful water penetration into
9. compon	evaluate acoustical characteristics ent;	of any system or t	the building or signs of abnormal or harmful condensation on building components.
10 compon	 inspect special equipment or accessorie eents to be inspected in this Chapter; 	es that are not listed as	AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of
11	. operate shut-off valves;	I arages and carnorts:	Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of
13	inspect common elements or areas i	n multi-unit housing,	Home Inspectors, LR 30:1690 (August 2004), LR 41:923 (May 2015).
such as	condominium properties or cooperative hol	using;	A. The home inspector shall inspect:
required	by these standards of practice; or	except as specifically	1. wall cladding, flashings and trim;
15 window	. perform air or water intrusion tests or or s, doors or other components of the stru	other tests upon roofs, cture to determine its	 all doors, including garage doors and storm doors; all readily accessible windown;
resistanc	Home inspectors shall not:		 an readily accessible windows; decks balconies stoops steps porches and applicable
C. 1	offer or perform any act or service cont	rary to law:	railings;
2. marketa	report on the market value of the billity;	the property or its	5. eaves, soffits, and fascias where visible from the ground level; and
3. property	report on the advisability or inadvisability;	lity of purchase of the	 vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.
4.	report on any component or system that	t was not inspected;	B. The home inspector shall:
5. damagir	report on the presence or absence of ag organisms, rodents or insects; howeve	f pests such as wood er the home inspector	1. describe wall cladding materials;
may adv inspection	vise the client of damages to the building at on by a licensed wood destroying insect ins	nd recommend further spector;	 operate all entryway doors; operate generate generate doors and test the electronic sofety beam
6. or comp signific time of inspecte	advertise or solicit to perform repair so ponent of the home which the inspecto antly deficient or unsafe in his home insp the inspection until the date of the act ed.	ervices on any system r or noted as deficient, ection report from the of sale on the home	 a. operate galage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and 4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested.
AUT 37:1475 HIST	HORITY NOTE: Promulgated in acc and R.S. 37:1478. ORICAL NOTE: Promulgated by the provided by	cordance with R.S. he Department of	 C. The home inspector is not required to inspect: 1. shutters, awnings, and similar seasonal accessories; 2 fences:
(Decemi	ber 2000), amended by the Office of the	e Governor, Board of 26:262 (December	 rences, presence of safety glazing in doors and windows;
Home II 2010), I	R 38:2532 (October 2012), LR 41:922 (M	ay 2015).	4. garage door operator remote control transmitters;

- 4. garage door operator remote control transmitters;
- 5. geological conditions;
- 6. soil conditions;

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§311.Structural Systems

A. The home inspector shall inspect structural components including:

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	recreational f	acilities;		1	B. The home inspector shall describe:	
c.	 detached bu arports: 	ildings or structures	s other than garages	and	1. water supply and distribution piping	g materials;
	9 the presence	or condition of buried	l fuel storage tanks:		2. drain, waste and vent piping materia	als;
	10 see walls br	ak walls or docks:	ruer storage tanks,		3. water heating equipment;	
	11 erosion contr	ol and earth stabilizat	ion mansuras: or		4. location of main water supply shute	off device; and
	12 garage deer		consitive reverse fai	luro	5. the location of main gas supply shut	toff device.
d 3	AUTHORITY NOTE 17:1475.	: Promulgated in	accordance with 1	fure fixt R.S. hou app	C. The home inspector shall operate all tures, including their faucets and all exteri use, except where the flow end of the fa- pliance or winterized equipment.	plumbing and plumbing or faucets attached to the aucet is connected to an
г	HISTORICAL NOTE	E: Promulgated by	y the Department	of 747	D. The home inspector is not required to:	
(,	December 2000), ame	nded by the Office	of the Governor, Board	l of	1. determine the effectiveness of anti-	siphon devices;
H 2	Home Inspectors, LR 3 2010), LR 38:2532 (Oct	0:1691 (August 2004 ober 2012), LR 41:92	4), LR 36:2862 (Decem 3 (May 2015).	ıber are	2. determine whether water supply ar public or private;	nd waste disposal systems
S	S15. Rooting Sys	em			3. operate automatic safety controls;	
	A. The home inspe	ctor shall inspect:			4. operate any valve except water cl	oset flush valves, fixture
	1. roof covering	s;		fau	cets, and hose faucets;	
	 roof drainage flashings; 	components;		pro	 determine whether the system is per materials; 	properly sized or utilizes
	4. skylights, ch	mneys, and roof pene	etrations; and		6. inspect:	
	5. signs of le	aks or abnormal o	condensation on build	ling	a. water conditioning systems;	
с	components.				b. fire and lawn sprinkler systems;	
	B. The home inspe	ctor shall:			c. on-site water supply quantity and	1 quality;
	1. describe the	ype of roof covering	materials; and		d. on-site waste disposal systems;	
a	2. report the m ny limitations.	ethods used to inspe	ect the roofing system	and	 e. foundation irrigation systems; f. spas; 	
	C. The home inspe	ctor is not required to):		g. swimming pools:	
	1. walk on the r	oofing;			b solar water heating equipment: o	r
а	inspect interior	ors of flues or chim	neys which are not rea	dily	 wells, well pumps, or water stora 	age related equipment.
	 inspect attack 	ned accessories includ	ling but not limited to s	olar	AUTHORITY NOTE: Promulgated in	accordance with R.S.
S	ystems, antennae, and l	ightening arrestors; o	r	37:	1475.	
	4. disturb or lift	roofing materials, ja	cks or flashing.	Ecc	phonomic Development, Board of Home	inspectors, LR 26:2747
3	AUTHORITY NOTE 7:1475.	Promulgated in	accordance with I	R.S. Ho	me Inspectors, LR 30:1691 (August 2004), 1	LR 41:923 (May 2015).
E	Economic Developmer	t, Board of Home	inspectors, LR 26:2	01 §31 747	19. Electrical System	
ŀ	Home Inspectors, LR 3	0:1691 (August 2004	4), LR 36:2862 (Decen	iber	1 samias drop and antropas conductor	re apples and recovering
2	2010), LR 38:2532 (Oct	ober 2012), LR 41:92	3 (May 2015).		2. service and and enhance conductor	at device, main and sub
ŝ	317. Plumbing Sy	v stem		par	2. service equipment, main disconne	grounding;
	1 water supply	and distribution syste	ame including:	cor	 branch circuit conductors, their ove postibility; 	rcurrent devices, and their
	a piping ma	terials supports incu	lation:	01	4 the operation of a representative m	umber of installed cailing
	a. piping ma	id fancets:	iau011,	fan	s, lighting fixtures, switches and receptacles	;
	o. fixtures ar	florm			5. the polarity and grounding of all rec	ceptacles tested; and
	c. runctional	now;			6. test ground fault circuit interrupt	ers and arc fault circuit
	 d. visible lea 	ks; and		inte	errupters, unless, in the opinion of the inspe cause damage to any installed items or co	ector, such testing is likely mponents of the home or
	e. cross com	ections;		inte	errupt service to an electrical device or	equipment located in or
v	 interior drain vaste, and vent piping; unctional drainage; 	, waste and vent syst piping supports and	em, including: traps, dr pipe insulation; leaks,	ain, aro and	und the home. B. The home inspector shall describe:	

3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;

4. fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting, and supports; leaks; and

5. sump pumps, drainage sumps, and related piping.

- 1. service amperage and voltage;
- 2. wiring methods employed; and
- 3. the location of main and distribution panels.

C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits.

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D. The home inspector shall report on the presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

E. The home inspector is not required to:

insert any tool, probe, or testing device inside the panels; 1.

2 test or operate any overcurrent device except ground fault circuit interrupters and arc fault circuit interrupters in accordance with \$319.A.6:

dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels; or

- 4. inspect:
 - a. low voltage systems;

b. security system devices, heat detectors, carbon monoxide detectors or smoke detectors that are not part of a central system;

telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or

remote controlled device unless the device is the only control device; or

5. measure amperage, voltage or impedance.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37.1475

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2863 (December 2010), LR 38:2533 (October 2012), LR 41:923 (May 2015).

\$321. Air Conditioning and Heating System

The home inspector shall inspect permanently installed heating A. and cooling systems including:

heating, cooling and air handling equipment installed through 1 the wall:

2. normal operating controls;

3. chimneys, flues, and vents, where readily accessible;

solid fuel heating devices, including fireplaces; 4

air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and

the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

1. energy sources; and

2. the heating and cooling methods by their distinguishing characteristics.

C. The home inspector shall operate the systems using normal operating controls.

D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

E. The home inspector is not required to:

operate heating systems when weather conditions or other 1. circumstances may cause equipment damage;

- 2. operate automatic safety controls;
- inspect or operate air duct dampers; or 3.
- 4. inspect:
 - a. heat exchangers;
- humidifiers; b.
- dehumidifiers; c.
- d. electronic air filters;

the uniformity, adequacy or balance of heat or cooling supply to habitable rooms;

> f. solar space heating systems;

g. components of solid fuel heating devices, such as firescreens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity controlled or fan assisted; or

ignite or extinguish fires, determine draft characteristics, h or move fireplace inserts, stoves or fireboxes.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37.1475

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 36:2863 (December 2010), repromulgated LR 38:2533 (October 2012), amended LR 41:923 (May 2015).

§325. Interior System

A. The home inspector shall inspect:

walls, ceiling, and floors; 1.

steps, stairways, balconies, and railings; 2.

3. countertops and a representative number of cabinets and drawers;

- 4. all doors: and
- 5. all readily accessible windows

B. The home inspector shall:

operate a representative number of windows and interior 1. doors;

report signs of abnormal or harmful water penetration into 2 the building or signs of abnormal or harmful condensation on building components:

report the presence of suspected mold or microbial growth if, during the course of inspecting the systems and components of the structure in accordance with the home inspector licensing law and these rules, the licensed home inspector discovers visually observable evidence of suspected mold or microbial growth.

The home inspector is not required to inspect:

1 paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;

2. carpeting;

3. draperies, blinds, or other window treatments; or

4 interior recreational facilities.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475

HISTORICAL NOTE: Promulgated by the Department Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 37:2406 (August 2011), LR 38:2533 (October 2012), LR 41:923 (May 2015).

8327. Insulation and Ventilation System

A. The home inspector shall inspect:

1. insulation and vapor retarders in unfinished spaces;

- ventilation of attics and foundation areas; 2.
- 3. kitchen, bathroom, and laundry venting system; and

the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

- Β. The home inspector shall describe:
 - 1. insulation and vapor retarders in unfinished spaces; and

2 absence of insulation in unfinished space at conditioned surfaces

APPENDIX 4520 Burthe St. New Orleans, I.A. June 1, 2018					Report No. 8108, v.3				
4520 Buillie St, New Ofleans, LA Suile 1, 2018									
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	G COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE					
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AUTHORITY NOTE 37:1475. HISTORICAL NOTH Economic Developmen (December 2000), amei 	all not directly or in or any other parties hav of real estate transac lusion on a list of imilar arrangements. Il not receive compense ess agreed to by the cli- ll not accept compensa- tending contractors or clients or other part illess disclosed and sch all not advertise or sc on, any system or com significantly deficien y other type of service me inspection, from t of sale on the home ins Il act in good faith tow all perform services ar n and only within his a all be objective in hi or overstate the s all not disclose inspe- without approval of ve. At his discretion, to r interested parties sc used. all avoid activities th public confidence in th tall not disseminate ional materials whic g with respect to the I or the company with Il include his license to nal material. 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B. Ethical Obligations

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

2. The LHI shall not inspect properties for compensation in which he has or expects to have, a financial interest.

3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.

This report has been reviewed for Axelrad & Associates Home Inspections

10 BY: Tom Axelrad, LHI No. 10518

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REF	ERENCE LIBRARY	Report No. 8108, v.3
4520 E	Burthe St, New Orleans, LA June 1, 2018	www.axelradhome.com
SUMMAF	RY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSUL	ATION PLUMBING INTERIOR
RELATIVE	EL PHOTOS SITE INFO APPENDIX REFERENCE	
The lin are in a	ks below connect you to a series of documents that will help you understand your hole addition to links attached to specific items in the report.	me and how it works. These
Click o	n any link to read about that system.	
>>>	01. ROOFING, FLASHINGS AND CHIMNEYS	
>>>	02. EXTERIOR	
>>	03. STRUCTURE	
\bigcirc	04. ELECTRICAL	
\bigcirc	05. HEATING	
>>	06. COOLING/HEAT PUMPS	
>>	07. INSULATION	
\bigcirc	08. PLUMBING	
>>>	09. INTERIOR	
>>>	10. APPLIANCES	
>>	11. LIFE CYCLES AND COSTS	
\bigcirc	12. SUPPLEMENTARY	
	Asbestos	
	Radon	
	Urea Formaldehyde Foam Insulation (UFFI)	
	Lead	
	Carbon Monoxide	
	Mold	
	Household Pests	
	Termites and Carpenter Ants	
>>	13. HOME SET-UP AND MAINTENANCE	
>>>	14. MORE ABOUT HOME INSPECTIONS	
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